

**SITE PLAN COMMITTEE
JANUARY 22, 2008**

1. ROLL CALL

The meeting was called to order at 4:04 p.m. Committee members present were Chair Jeff Evans, Bob Breslau, and Casey Lee. Also present were Planning and Zoning Manager David Quigley, Planner Lise Bazinet, Urban Forester Timothy Lee and Secretary Janet Gale recording the meeting. Vice-Chair Sam Engel, Jr. and Harry Venis were absent.

2. APPROVAL OF MINUTES: December 11, 2007

Mr. Breslau made a motion, seconded by Ms. Lee, to approve the minutes of December 11, 2007. In a voice vote, with Vice-Chair Engel and Mr. Venis being absent, all voted in favor. **(Motion carried 3-0)**

3. SITE PLAN

Modification

3.1 SPM 1-4-08, Conquistador Apartments, 7400 Stirling Road (RM-16)

Matthew Hollingsworth, representing the petitioner, was present. Mr. Quigley advised that this was a site plan modification to change the colors of the building going from contrasting colors to warm earth tones. Color samples were provided.

Ms. Lee commented that this may have been a good time to request that the landscaping be brought up to Code. Mr. Hollingsworth explained that the repainting was being done as a result of Hurricane Wilma's damage insurance allocation finally being issued and there were other repairs which had to be completed with the money. He agreed that the landscaping needed improvement; however, he suggested that it be done after the painting was completed so that both projects would not get ruined.

Mr. Breslau made a motion, seconded by Ms. Lee, to approve subject to the staff report and additionally, that the owner should work with the Town's landscaping staff to bring the landscaping up to Code after painting. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Engel – absent; Mr. Breslau – yes; Ms. Lee – yes; Mr. Venis – absent. **(Motion carried 3-0)**

4. OLD BUSINESS

4.1 SP 12-6-05, Royal Davie, the 5500 block on Davie Road (R-3) (previously reviewed November 13, 2007)

Luis Vlahos and Jose Obeso, representing the petitioner, were present. He spoke of the tree mitigation settlement and advised that future homeowners would be informed that the trees were required and could not be removed. Committee members were satisfied with the tree mitigation and the landscaping plans.

Ms. Bazinet advised that an action by the Committee was not necessary as the applicant complied with the recommendation by submitting a completed landscape plan. Upon completion of the review and with Vice-Chair Engel and Mr. Venis being absent, the Committee was unanimous in its agreement with the revised landscaping plans.

4.2 MSP 7-1-07, Saddle Bridge, 7655 Griffin Road (Griffin Road Corridor – University Drive Node) (previously reviewed January 8, 2008)

Scott Backman, Julian Bryan and Joe Keith, representing the petitioner, were present.

Mr. Backman provided a color scheme for the entire project and used graphs containing elevations and a revised site plan to show the changes which had been made. He indicated that the radius at the entrance had been increased to 30-feet; that the dumpsters had been relocated and screened from Griffin Road; and provided the following: 1) a revised landscape plan which incorporated previous recommendations;

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2) an elevation of the south sides of the commercial buildings which contained architectural features as a result of the Committee's recommendations; 3) a variety of colors for the townhouses to avoid monotony; and 4) simple architectural features added to the façades in order to improve the aesthetics.

Upon completion of the review and with Chair Engel and Mr. Venis being absent, the Committee unanimously agreed that everything they had requested at the January 8th meeting had been completed and the Committee was satisfied.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

Chair Evans advised that the developer's cost for utilities had tripled from \$2,000 per unit to \$6,000 per unit. It had been explained to him that the new environmental things that were coming up were required to be incorporated into the water system in order to keep the water supply and they were all expensive.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 4:31 p.m.

Date Approved: _____

Chair/Committee Member